



CRYMYCH, PEMBROKESHIRE SA41 3RJ

Residential development opportunity on edge of village

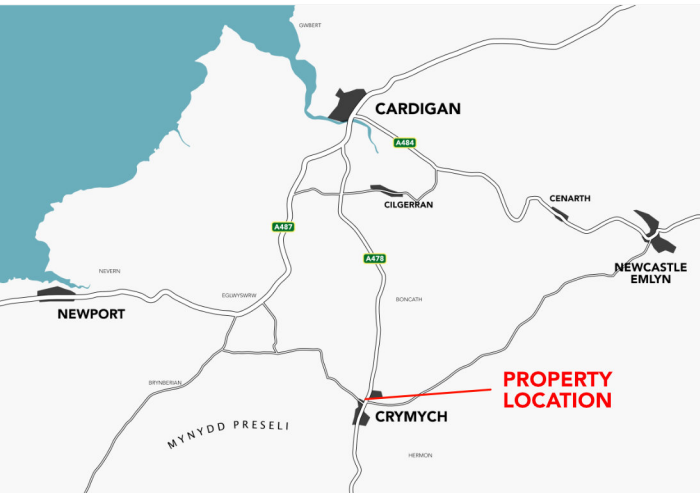
FREEHOLD land **FOR SALE** comprising approximately **0.75 hectares (1.85 acres)** within **settlement boundary** of LDP
Located on the northern edge of the Pembrokeshire village of Crymych with views of surrounding countryside
8 miles to Cardigan - 10 miles to Newport Pembrokeshire

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050

LOCATION

Crymych is located on the eastern edge of the Preseli Mountains in the heart of rural Pembrokeshire. The village has excellent accessibility to the surrounding area via the A478 connecting with Cardigan to the north (8 miles) and Narberth to the south (14 miles). The coastal town of Newport Pembrokeshire is less than 10 miles to the west.

The village has a range of amenities including good schools (Ysgol y Preseli, Welsh Comprehensive), livestock market, a busy industrial estate and a village centre with shops and services.



DESCRIPTION

The property comprises a greenfield site on the northern outskirts of Crymych offering excellent potential for residential development subject to planning.

The land is set back from the main road through the village and with an easterly aspect towards the hills of Frenni Fawr and Frenni Fach. The topography is predominantly level and the site is enclosed by clear boundaries to the sides and rear and a raised bund to the front highway.

The land is currently laid to grass, which has been regularly maintained.

SERVICES

Plans showing the location of services are available from the selling agents.

PLANNING

The property is included within the settlement boundary for Crymych in the current adopted Pembrokeshire Local Development Plan.

It has also been submitted as a Candidate Site in the LDP review where it has been assessed as being compatible with the Preferred Strategy - sites in this category are in locations where residential development will be sought to support the LDP Strategy.

A copy of the LDP and further planning guidance is available from Pembrokeshire County Council's web site - <https://www.pembrokeshire.gov.uk/planning-and-building-control>

TENURE

The property is FREEHOLD and full vacant possession is available on completion.





TERMS

The property is being offered FOR SALE by private treaty and offers are invited either on an unconditional basis, or potentially subject to planning consent.

Offers are invited in the region of £325,000.

VAT

No VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

The land may be viewed from the highway at any time although please note that access on to the land will need to be prior arrangement and for further information please contact agents:

Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 029 2125 0050
E. sh@stuarthogg.com





stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050

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